

CHARLESTON CTR OFFICE SUITES

311 N SECOND STREET
ST CHARLES, IL 60174

Neil Johnson

Managing Director/Broker

630.938.4950

neil.johnson@svn.com



Property Summary



OFFERING SUMMARY

Available SF: 105 - 2,496 SF

Lease Rate: \$15.00/SF (NNN);
\$400/mo (Full service)

Building Size: 28,000 SF

Year Built: 1990

Zoning: CBD1

Market: Chicago - Far West

Submarket: Kane County

PROPERTY OVERVIEW

First class office suites in elevator building. Mixed use office/retail/restaurant building. Tenants include E & S Fish Company, Jalisco Tacos, Honey Baked Ham. Management in building. On-site parking. Sizes include additional 20% to account for common area.

LOCATION OVERVIEW

Rt. 31 (2nd St) just 3 blocks north of Rt. 64 (Main St.) Near downtown St. Charles and the Fox River

PROPERTY HIGHLIGHTS

- First Class Office Suites
- Office / Retail / Restaurant Building
- Elevator Access
- Management in Building
- On-site Parking

Aerials

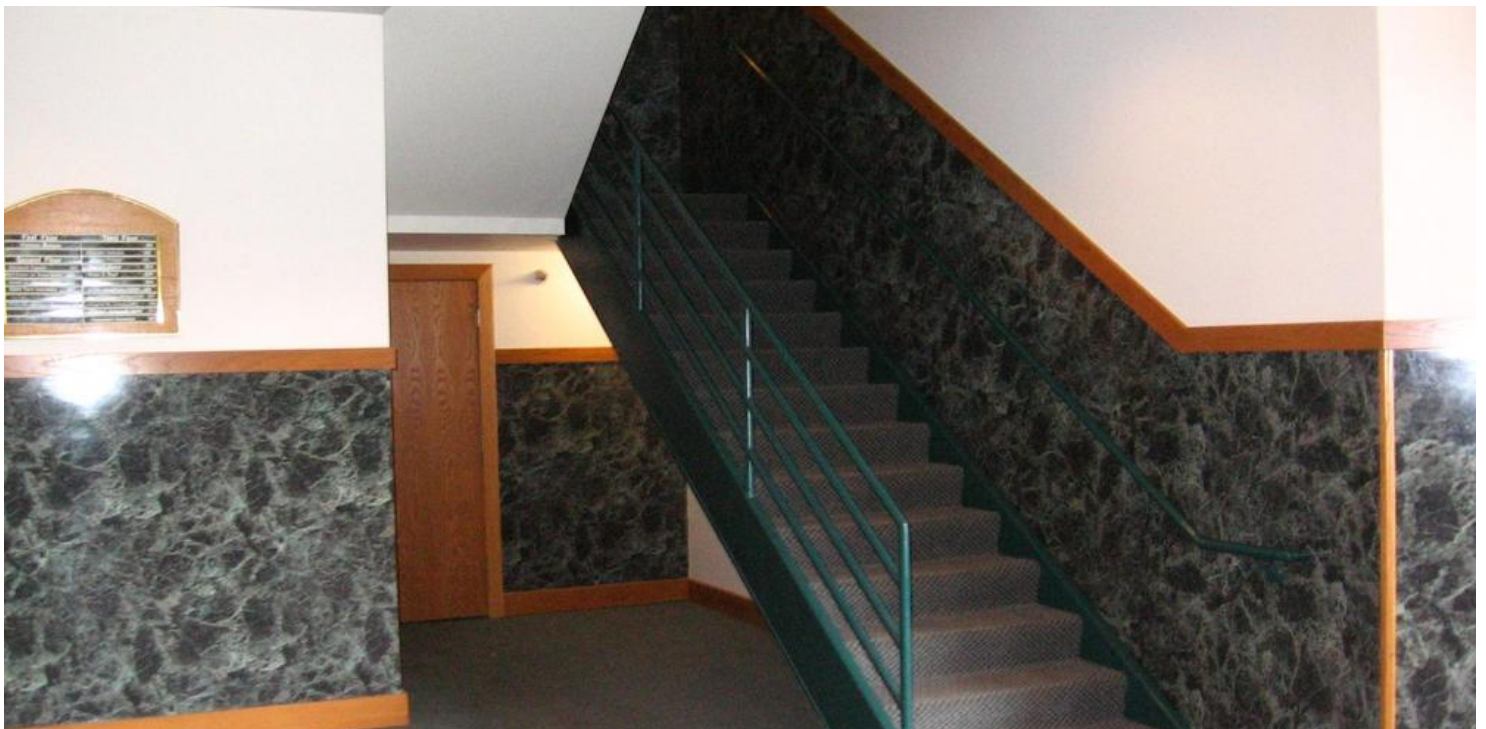


Available Spaces

LEASE RATE:	\$15.00 (NNN) - \$400/MO (FULL SERVICE)	TOTAL SPACE:	105 - 2,496 SF
LEASE TYPE:		LEASE TERM:	Negotiable

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE	TERM	COMMENTS
100	Office Building	\$15.00 SF/yr	NNN	2,496 SF	Negotiable	\$4,615/mo includes \$7.19/sf in pass thru costs. Utilities additional. First floor suite. Direct lobby access. Variety of flexible rooms. Private restroom.
201F	Office Building	\$400 per month	Full Service	123 SF	Negotiable	\$400/mo total rent. Interior office. Shared conference room with kitchenette.
201G	Office Building	\$400 per month	Full Service	105 SF	Negotiable	\$400/mo total rent. Interior office. Shared conference room with kitchenette.
203	Office Building	\$15.00 SF/yr	NNN	2,250 SF	Negotiable	\$4,160/mo rent includes \$7.19/sf CAM. 3 private offices (1 large), waiting area, kitchenette. Previously used as a sleep study center.
300	Office Building	\$15.00 SF/yr	NNN	823 SF	Negotiable	\$1,522/mo rent includes \$7.19/sf in CAM and taxes. Unique suite with reception area and tower room.
301	Office Building	\$15.00 SF/yr	NNN	1,069 SF	Negotiable	\$1,977/mo rent includes \$7.19/sf in pass thru costs. Utilities additional. Currently a law office (mo-mo).
303	Office Building	\$15.00 SF/yr	NNN	1,240 SF	Negotiable	\$2,293/mo rent includes \$7.19/sf in CAM and taxes. Large front room plus two private offices with windows.

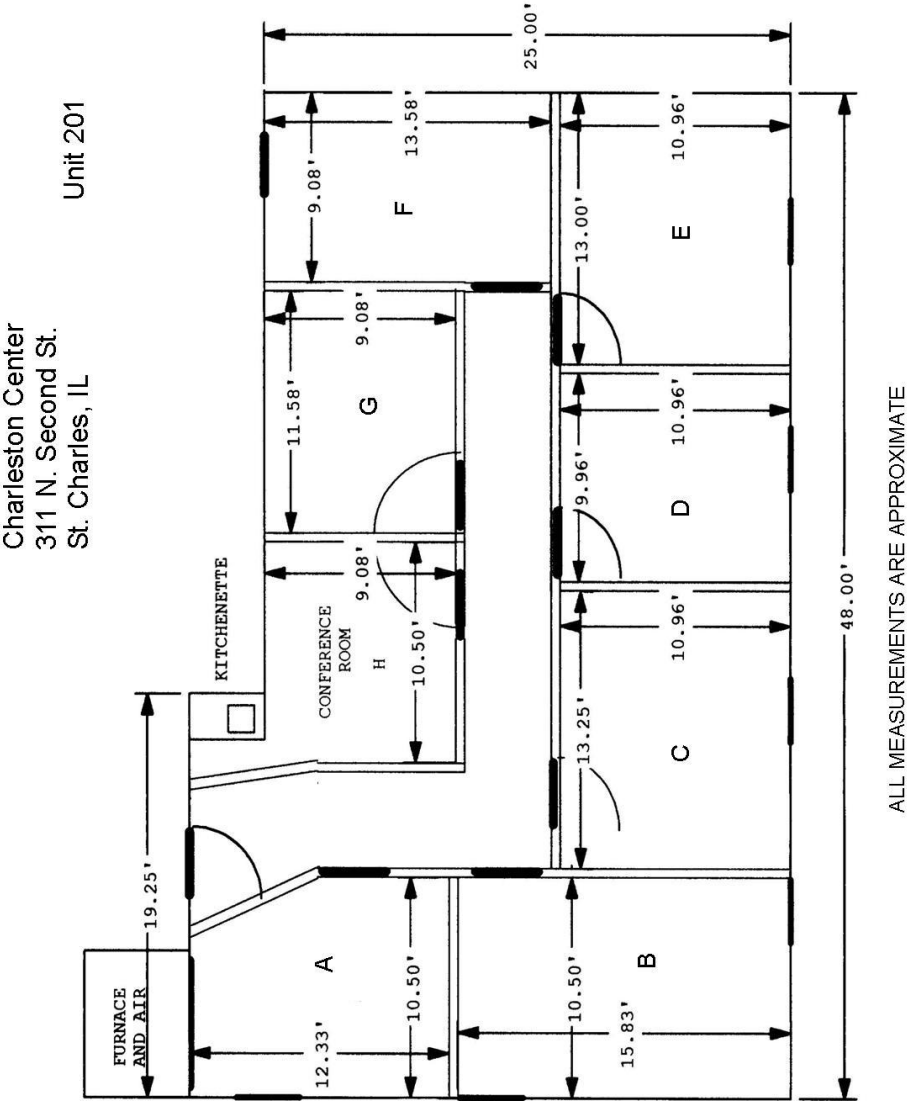
Entryway



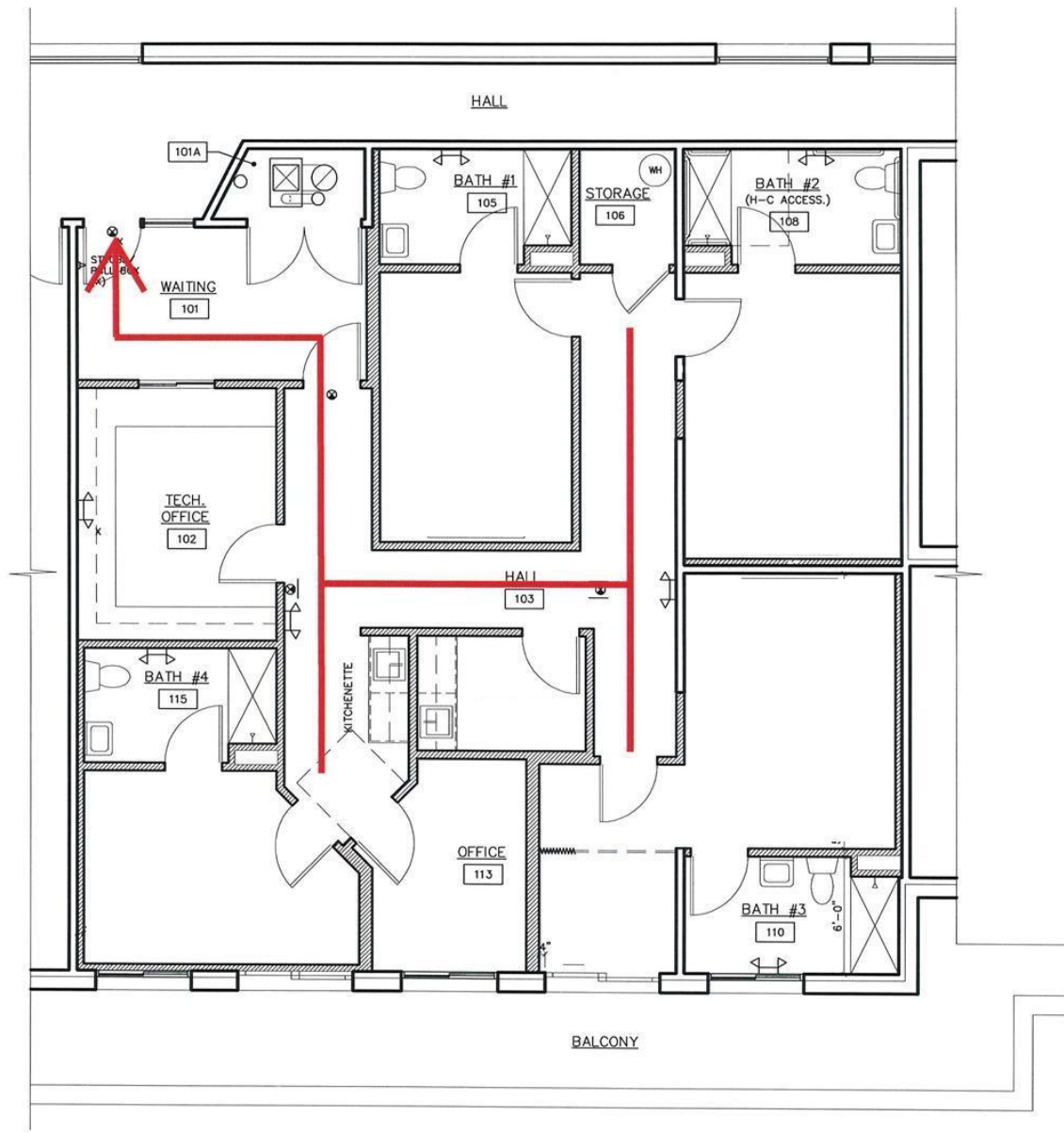
Suite 100 Photos



Suite 201



Suite 203



FLOOR PLAN

SCALE: 1/4"=1'-0"



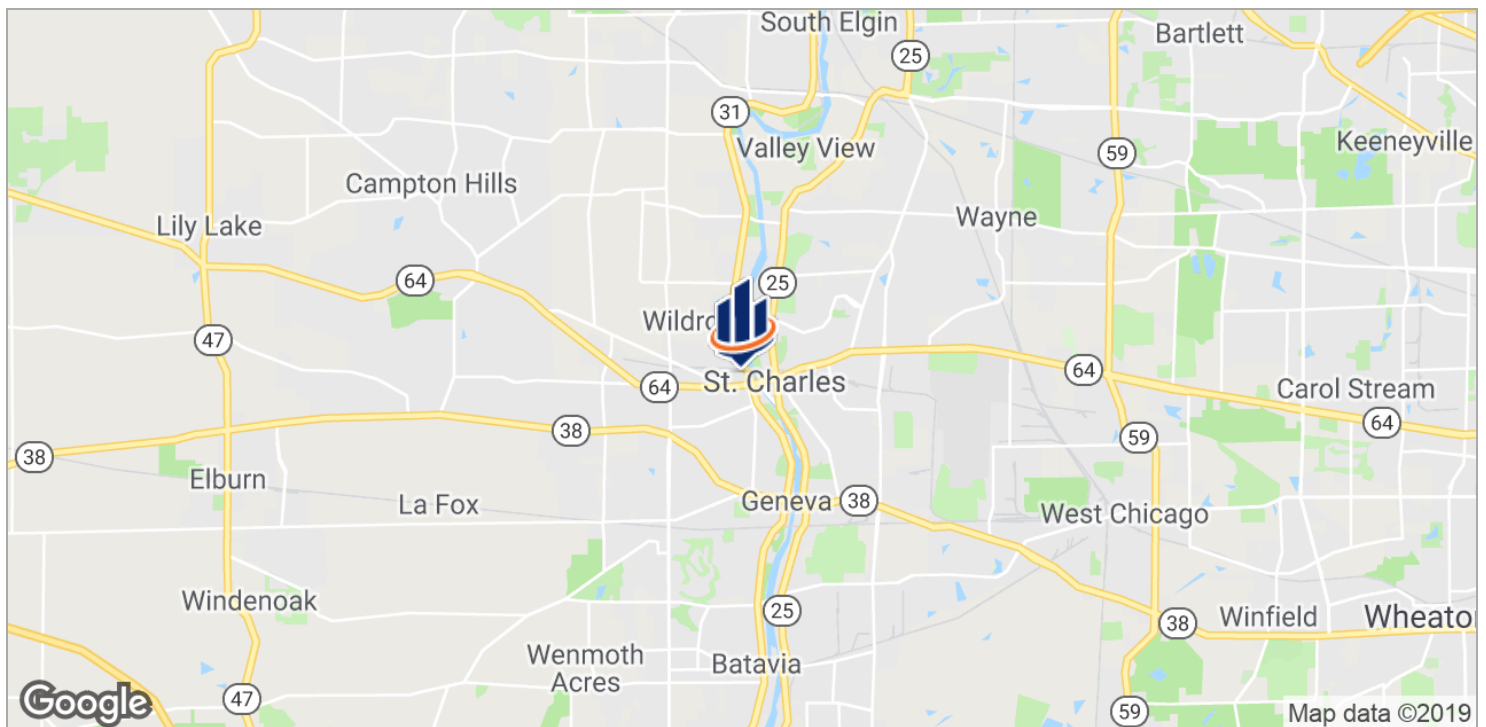
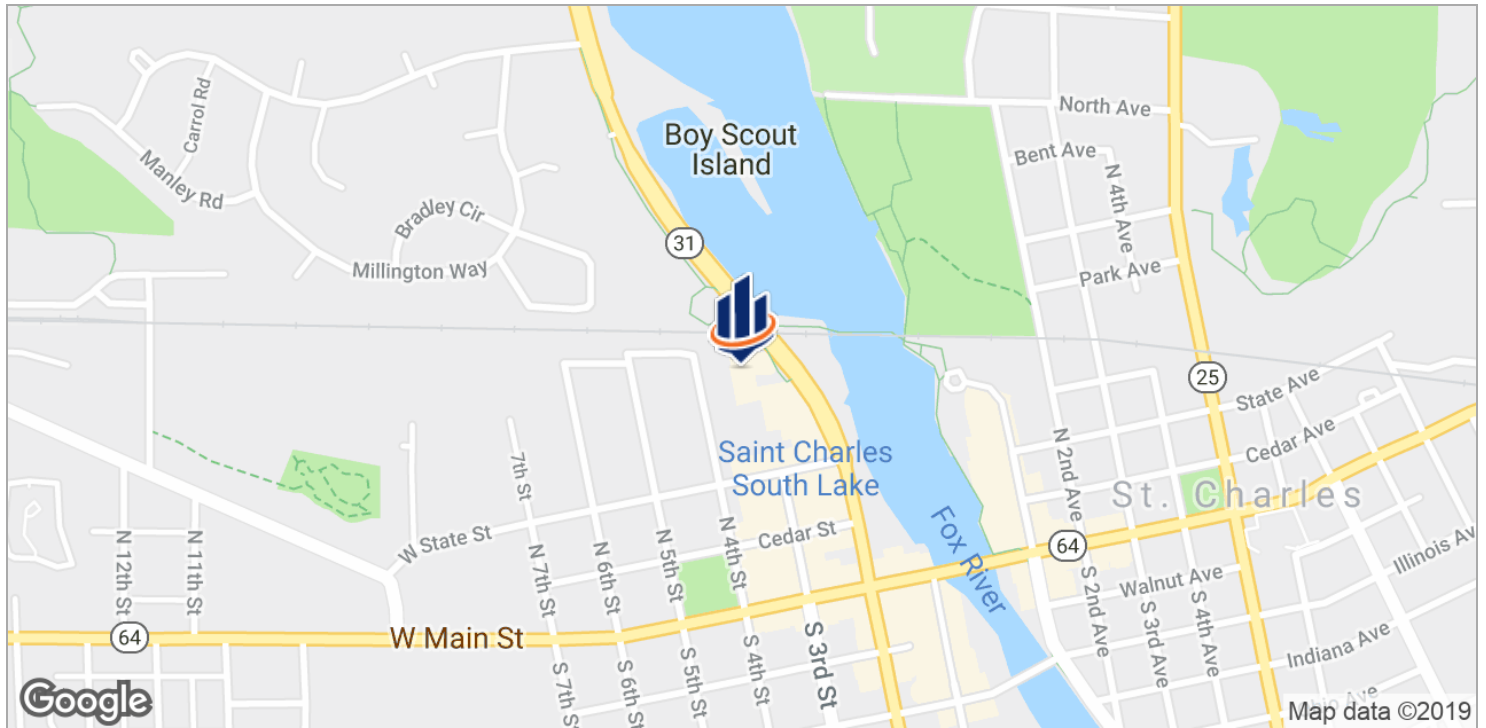
311 N 2nd St
St Charles IL

Suite 203
2,250 SF

Suite 203



Location Maps



St Charles Info



HIGHLIGHTS

Festivals
Dining
Arts and Culture Resources
Recreation - Bike and Walking Paths

Airports: O'Hare, Midway, DuPage

Interstates Serving Community: I-90, I-88, I-39, I-355

State Highways: IL 25, IL 31, IL 64, IL 38

County Thoroughfares: Randall Rd, Kirk Rd

Rail: Geneva Metra Station - Union Pacific West Line

Pace Bus Routes

ST CHARLES, IL

Friendly neighborhoods, diverse retailers, international employers, innovative schools, beautiful parks, unique architecture, varied cultural amenities.

Located in Kane & DuPage counties, 35 miles west of downtown Chicago. Over 2,100 businesses employ over 34,200 people. They consist of a balanced mix of retailers, restaurants, offices and manufacturing facilities. They are assisted by the Chamber of Commerce, a full service Convention and Visitors Bureau, and the Downtown St Charles Partnership.

Intersected by the Fox River which enhances the town's beauty and provides recreational activities. The St Charles Park District is a noticeable presence. It is their mission to enrich the quality of life of Park District residents through excellence in programs, parks, facilities and services - swimming pools, golf courses, natural areas, and a wide variety of instructional and recreational opportunities for all ages.

Kane County Info



HIGHLIGHTS

County seat is Geneva

Comprised of 16 townships

Accessible Airports: O'Hare, Midway, DuPage, Aurora Municipal

Rail: Metra stops in Elgin, Aurora, Geneva, LaFox, Elburn

Pace Bus Routes

Extensive biking and hiking trail system

Interstates: I-88, I-90
US Highways: 20, 30, 34

Higher Education: Aurora University, Judson University, Elgin Community College, Waubesa Community College

KANE COUNTY, IL

2016 Population: Over 526,000

Land Area: 524 square miles

Notable feature is the Fox River. Largest cities are situated along the river - Aurora, Elgin, St Charles, Geneva, Batavia.

The 2030 Land Resource Management Plan divides the county into 3 areas: Urban Corridor - eastern portion, Critical Growth Corridor - middle portion, Agricultural Corridor - western portion.

Thriving commercial base. Farming has long been a way of life and an important economic activity in Kane County. Some farmland has been converted to accommodate increased growth. Official efforts are being made to preserve & protect farmland.

Forest Preserves: Approximately 20,000 acres.